

COMMITTEE REPORT

Committee: East Area **Ward:** Skelton, Rawcliffe, Clifton
Without
Date: 21 August 2008 **Parish:** Skelton Parish Council

Reference: 08/01640/FUL
Application at: 7 Fairfield Drive Skelton York YO30 1YP
For: Two storey extension to side, single storey extension to rear,
pitched roof canopy to front, after demolition of existing garage
By: Mr Steve Ward
Application Type: Full Application
Target Date: 28 August 2008

1.0 PROPOSAL

1.1 This application seeks planning permission for extensions to 7 Fairfield Drive in Skelton. The dwelling is not within the conservation area. 7 Fairfield Drive is part of a relatively low density 1970's residential development which consists predominantly of detached houses. 7 Fairfield Drive sits on a corner plot with Grange Close running along its western boundary.

1.2 The proposed development consists of a two-storey side extension, a single storey rear extension, and a pitched roof front canopy. The existing flat roof garage to the side would be demolished.

1.3 An application (08/00745/FUL) was submitted for a dwelling to be erected within the rear garden of 7 Fairfield Drive with access off Grange Close. This was refused and is currently the subject of an appeal. However, this is not considered to be a material consideration in the determination of this application.

1.4 This application is being heard before committee at the request of Cllr. Watt. A site visit is recommended in order to fully understand the potential impact on the street scene and the living conditions of neighbours.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

EXTERNAL

3.1 Skelton Parish Council - Object on the following grounds:

- the extensions by virtue of their design, size and scale would dominate the site and would result in an overbearing and oppressive development when viewed from 9 Fairfields Drive;
- an appeal regarding the erection of a new dwelling within the rear garden has yet to be determined, fully considering the implications of this application without knowing whether a dwelling is to be built in the back garden is difficult;
- it appears unlikely that the development could be achieved without impacting upon the trees on the site.

3.2 Neighbours - No correspondence received.

4.0 APPRAISAL

4.1 The key issues to consider in determining this application are considered to be the visual impact on the street scene and the living conditions of neighbours.

STREET SCENE

4.2 The front of the property is the most visually important elevation within the street scene, the rear of the property is also visible from Grange Close, albeit above a 1.5 - 2 m close boarded boundary fence. The proposed two-storey side extension is considered to conform with the dwelling extension design guide. The extension is set back approximately 0.6 m from the main front elevation of the house. The ridge and eaves heights have also been reduced in relation to the main house. The extension would be 3.5 m in width whilst the main house is currently 8 m in width. Therefore the proposed extension is considered to be subservient to the main house. The proportions and detailing of the proposed extension appear considered in terms of the location and scale of the window and garage door openings.

4.3 The proposed canopy to the ground floor front elevation is not a common feature in the area. However, it is small in scale and subject to a condition ensuring that the building materials match those on the main house it is not considered that it would harm the appearance of the dwelling or the character of the area. There are a variety of house styles in the area and it is considered that the proposed addition would not be significantly detrimental to the street scene.

4.4 At present the rear of the property contains a full width conservatory. Part of the proposed development is to reduce the size of the conservatory and to replace this with an extension to the kitchen. It is considered that this would have very little impact on the appearance of the dwelling.

4.5 The two-storey side extension protrudes 2.4 m from the main rear elevation of the house. However, the proposed eaves height is set significantly below that of the main house creating an appearance similar to that of a dormer bungalow. This is an unusual design detail on this dwelling. Whilst this would be visible from some areas of Grange Close it is not considered that it would be visually prominent given the separation distance between the proposed extension and Grange Close. It is considered that the impact on the street scene would be limited and not significantly harmful.

LIVING CONDITIONS OF NEIGHBOURS

4.6 The proposed two-storey side extension would be located very close to the property curtilage boundary with 9 Fairfields Drive. 9 Fairfields Drive has an attached flat roof garage on the boundary which would separate the proposed extension from the main house. 9 Fairfields Drive only has one window in its side elevation facing the proposed development, this is at first storey level and is secondary in nature. The primary purpose of this window would be to provide natural light rather than an outlook. There are no windows within the side elevation of the proposed extension. Therefore the impact on the first floor window of number 9 is considered to be acceptable.

4.7 The proposed two-storey side extension protrudes beyond the main rear elevation of 7 Fairfields Drive. However, 9 Fairfields Drive is set back a greater distance from the road than number 7. The proposed two-storey rear extension would therefore not extend beyond the main rear elevation of 9 Fairfields Drive. Therefore, it is not considered that the extension would appear dominant or overbearing when viewed from this property. It is also not considered that there would be significant implications in terms of the blocking out of sunlight, the submitted sunlight assessment also concludes that this is the case.

4.8 The nearest dwelling to the rear is a bungalow at 2 Grange Close. This is over 20 m away from the proposed extension and therefore the impact on the living conditions of this property would be minimal.

4.9 The proposed extension would create a five-bedroom dwelling. Associated with the extension is an integral garage which can be used for car and cycle parking. There is also the capacity to park vehicles off the road at the front of the house. There are no highway objections to this application.

4.10 Skelton Parish Council raised concerns about the loss of trees on this site. No trees on the application site are protected and they could therefore be removed at any point without permission from the LPA. It is not considered that any trees or shrubs which may need to be removed to make way for the extensions significantly contribute to the character and appearance of the area.

5.0 CONCLUSION

5.1 It is considered that the proposed development would not harm the character and appearance of the street scene or the living conditions of neighbours. The application is therefore recommended for approval subject to conditions.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1. TIME2 Development start within three years
2. The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing Number 08:49:01 Rev A received by The CoYC on 20/06/08.

Or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3. VISQ1 matching materials

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the street scene and the living conditions of neighbours. As such the proposal complies with Policies GP1 and H7 of the City of York Draft Local Plan.

Contact details:

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